



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: #13310-00000-00231

Date Received: \_\_\_\_\_

Commission/Group: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Application Accepted by: \_\_\_\_\_

Comments: \_\_\_\_\_

**PAID**  
Fee: \$405  
APR 10 2013

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

### BUILDING & ZONING SERVICES

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

A variance from Sections 3320.19 (B) (3) and (4), to permit a single family home on lot 127, 128, and 129 at the Village at Albany Crossing to be configured so as to be less than 50% build out / setback requirement and not be parallel to the chord of a curved street in a neighborhood center and neighborhood edge district.

### LOCATION

1. Certified Address Number and Street Name 5714, 5710, 5706 Marshfield Drive

City Westerville State Ohio Zip 43081

Parcel Number (only one required) 010-275314

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Dominion Homes, Inc.

Address 4900 Tuttle Crossing Blvd. City/State Dublin Zip 43016

Phone # 614-356-5000 Fax # 614-356-6460 Email speck@dominionhomes.com

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

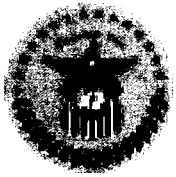
### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE Stan Pech for Dominion Homes, Inc.

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00231

5272 5714, 5710, 5706

MARSHFIELD DRIVE

## One Stop Shop Zoning Report Date: Wed May 8 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 5706 MARSHFIELD DR COLUMBUS, OH

**Mailing Address:** 4900 TUTTLE CROSSING BLVD  
DUBLIN, OH 43016

**Owner:** DOMINION HOMES INC

**Parcel Number:** 010275314

### ZONING INFORMATION

**Zoning:** Z03-104C, Neighborhood General, NG  
effective 12/7/2005, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

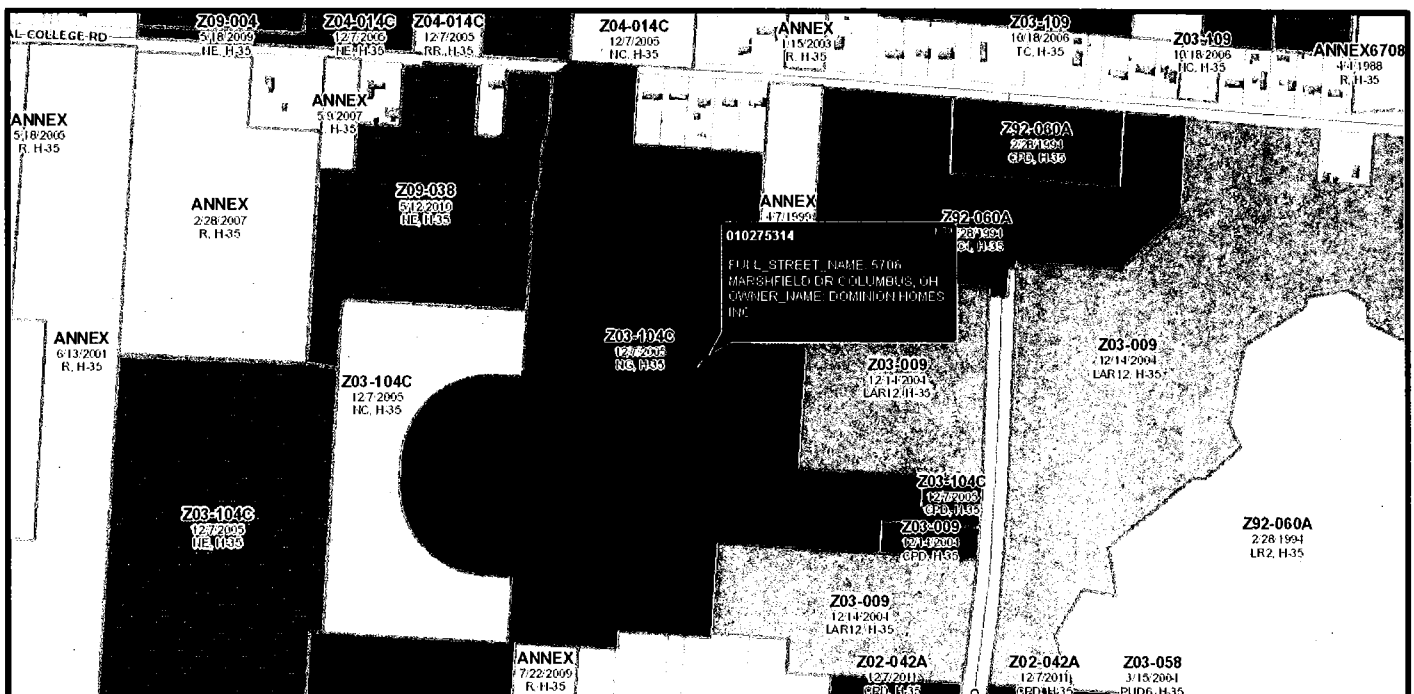
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### AFFIDAVIT

**13310-00000-00231**  
**5272 5714, 5710, 5706**  
**MARSHFIELD DRIVE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steve Peck for Dominion Homes, Inc.

of (1) MAILING ADDRESS 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Dominion Homes, Inc.

AND MAILING ADDRESS

4900 Tuttle Crossing Blvd.

Dublin, Ohio 43016

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Steve Peck for Dominion Homes Inc.

(614) 356-5833

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Rocky Fork Blacklick

MARIL CERANA

109 N. FRONT ST. COLUMBUS, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9<sup>th</sup> day of APRIL, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kelly S. Homan  
MARCH 29, 2017



**KELLY S. HOMAN**  
NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES MARCH 29, 2017

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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

**13310-00000-00231**

**5272 5714, 5710, 5706**

**MARSHFIELD DRIVE**

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See attached

Signature of Applicant

Date

4.9.13

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**ATTACHMENT A**  
**Statement of Hardship**

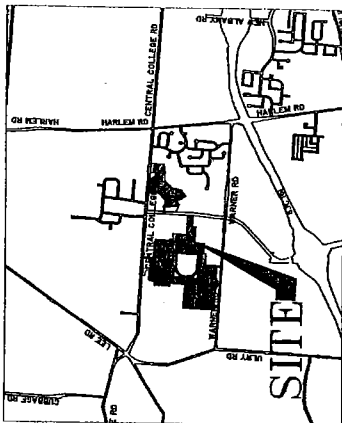
**13310-00000-00231**  
**5272 5714, 5710, 5706**  
**MARSHFIELD DRIVE**

This variance application is submitted by Dominion Homes, Inc with respect to a proposed single family building, identified as lots 127, 128, and 129 on the attached drawing(s), to be built within Dominion's Village at Albany Crossing community located on Hamilton Road.

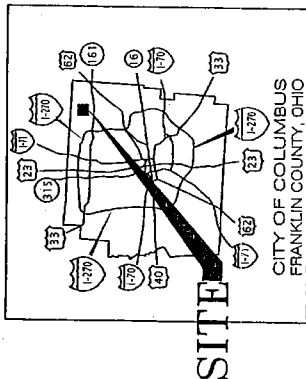
The building is located and situated such that it fronts on and oriented to a roadway, green space or part of both. It has been situated on the plan and drawings such that the front façade of the building is accented and the most visible part of the building is viewed from the street. A Regulating Plan, Preliminary Plat, and Final Plat for this development have been approved with the roadway configuration as shown on the drawings which would anticipate the building constructed and oriented in the manner shown. The intent of the placement of the building is to have the front of the building be as close as possible to being parallel with the front building setback line of the roadway. However, in case where the roadway incorporates a curve for design enhancement and due to site constraints, it is not possible to construct the building such it is exactly parallel to the building line.

The requested variance will allow Dominion Homes to construct this home as it was anticipated and intended on the Regulating Plan, Preliminary Plat, and Final Plat. No parties shall be injuriously affected by the contemplated placement of the building, and in fact the community and surrounding areas should benefit from the design approach which has been taken.

# ASSIGNMENT OF SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES  
CITY LAND USE MAP 6-C  
GIS FACET NUMBER 186857625



## CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED  
PLATE ARE CERTIFIED FOR SECURING  
OF BUILDING & UTILITY PERMITS

Issued by *Thomas Wester* Date 11/9/04  
THOMAS WESTER, INTERIM ADMINISTRATOR  
TRANSPORTATION DIVISION  
109 N. FRONT ST.  
COLUMBUS, OH 43215

ADDRESS FILE NUMBER - 04-046

DEVELOPED BY:  
ENGINEERING CONSULTANT

VILLAGE AT ALBANY CROSSING

SECTION 1 PART 2

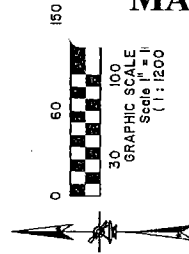
ORIGINAL PARCEL NUMBER 000-000000

DRAWN BY: AC

CHECKED BY: JVC



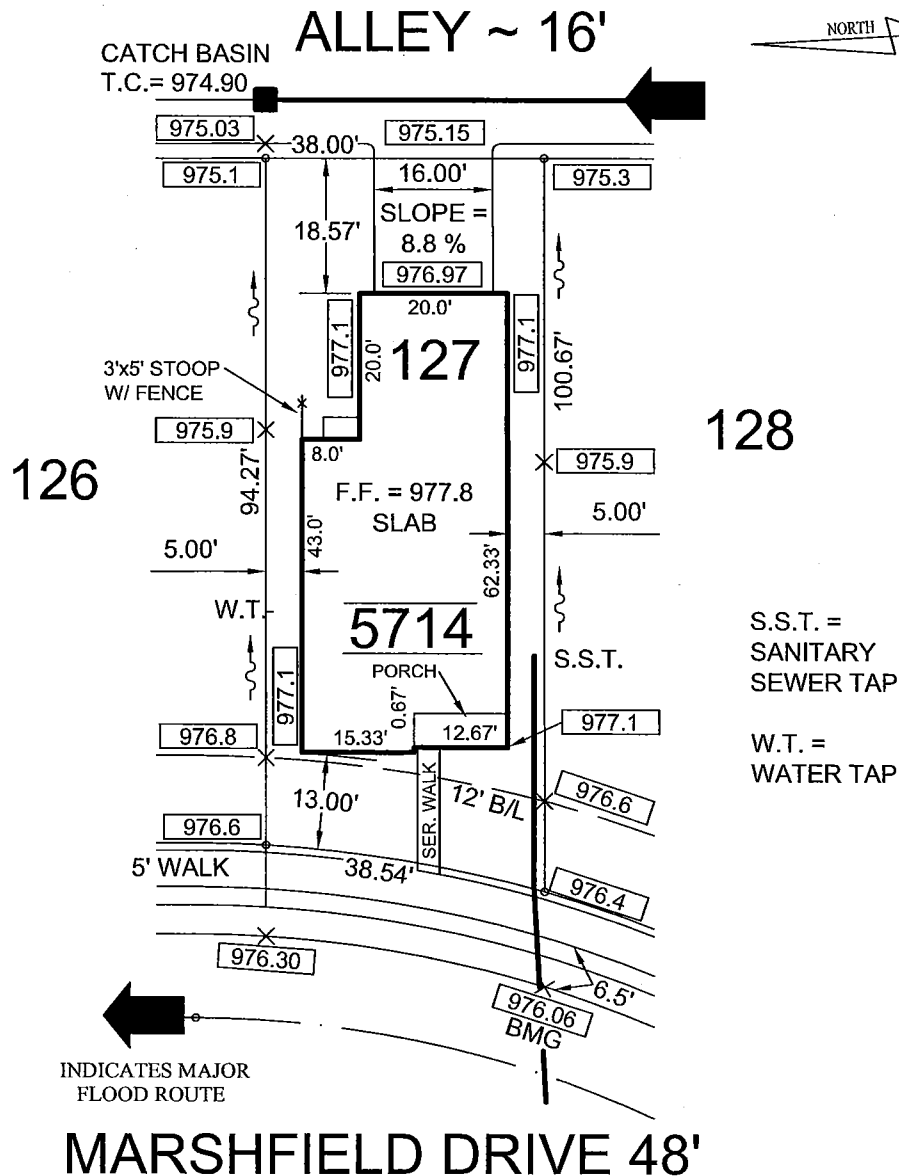
13310-00000-00231  
5272 5714, 5710, 5706  
MARSHFIELD DRIVE



REVISION DATE & REQUEST	
1	
2	
3	
4	
5	

ORDER NO. \_\_\_\_\_

FOR DOMINION HOMES HOUSE STYLE NORFOLK F873 B  
 LOT/SUBDIVISION 127 VILLAGE AT ALBANY CROSSING SEC 1 PT 2 CITY OF COLUMBUS  
 SCALE 1" = 20' PB. 106 PG. 65 DATE 2-26-13 DRN. TLP CK. SJH CO. OF FRANKLIN  
 FLOOD ZONE X COMM. PANEL 39049C PAGE 0201K DATE 6/17/08



SOIL CLASS = TYPE 2

NOTE: SOIL INFORMATION WAS DERIVED  
FROM COUNTY SOIL SURVEY.

LOT CALCULATION INFORMATION IS FOR ESTIMATE PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR OR BUILDER.			
LOT AREA	3676	SQ. FT.	SERVICE WALK
LOT AREA	0.084	ACRES	MANHOLE TO LATERAL
SOD AREA	228	SQ. YARDS	SANITARY LATERAL
DRIVE AREA	37	SQ. YARDS	DECK FIT
APPROACH/WALK (6")	N/A	SQ. FT.	YES <input type="checkbox"/> NO <input type="checkbox"/>
PUBLIC WALK	189	SQ. FT.	

ZONING OFFICER APPROVAL

DATE

**PLOT PLAN**

We hereby certify that the foregoing **PLOT PLAN** was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a **building permit**. The use of the Plot Plan for any other purpose is not permitted.

By

*Steven J. Hoy*



**Pomeroy & Associates**  
Ltd.

Consulting Engineers & Surveyors  
599 Scherers Court • Worthington, Ohio 43085  
Phone (614) 885-2498 • Fax (614) 885-2886

**DOMINION™**  
IT'S YOUR HOME

REVISION DATE & REQUEST

1	
2	
3	
4	
5	

ORDER NO. \_\_\_\_\_

FOR DOMINION HOMES HOUSE STYLE NORFOLK F873 B  
LOT/SUBDIVISION 129 VILLAGE AT ALBANY CROSSING SEC 1 PT 2 CITY OF COLUMBUS  
SCALE 1" = 20' PB. 106 PG. 65 DATE 2-25-13 DRN. TLP CK. SJH CO. OF FRANKLIN  
FLOOD ZONE X COMM. PANEL 39049C PAGE 0201K DATE 6/17/08

**MARSHFIELD DRIVE 48'**

MANHOLE  
T.C. = 975.13

MANHOLE  
T.C. = 974.90

INDICATES MAJOR  
FLOOD ROUTE

**ALLEY 16'**

NORTH

**5706**

F.F. = 977.5  
SLAB

**129**

**128**

W.T.

8'x12'  
PATIO  
W/FENCE

SLOPE =  
2.6 %

CATCH BASIN  
T.C. = 975.65

SOIL CLASS = TYPE 2

**ALLEY ~16'**

NOTE: SOIL INFORMATION WAS DERIVED  
FROM COUNTY SOIL SURVEY.

ZONING OFFICER APPROVAL

DATE

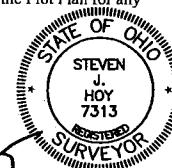
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PURPOSES ONLY AND SHOULD BE VERIFIED  
BY THE CONTRACTOR OR BUILDER.

LOT AREA	5191	SQ. FT.	SERVICE WALK	63	SQ. FT.
LOT AREA	0.119	ACRES	MANHOLE TO LATERAL	235	FEET
SOD AREA	406	SQ. YARDS	SANITARY LATERAL	3	FEET
DRIVE AREA	76	SQ. YARDS	DECK FIT	YES <input type="checkbox"/> NO <input type="checkbox"/>	
APPROACH/WALK (6")	N/A	SQ. FT.			
PUBLIC WALK	165	SQ. FT.			

By







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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

**13310-00000-00231**

**5272 5714, 5710, 5706**

**MARSHFIELD DRIVE**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Steve Peck

of (COMPLETE ADDRESS) 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Dominion Homes, Inc.

4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

SIGNATURE OF AFFIANT

Steve Peck

Subscribed to me in my presence and before me this 9th day of APRIL, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Kelly S. Homan

My Commission Expires:

MARCH 29, 2017



**KELLY S. HOMAN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MARCH 29, 2017

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